

Springfield District Land Use Committee Meeting
Monday, March 26, 7:00 p.m.
Fairfax County Government Center Rooms 4/5
Meeting Minutes

COMMITTEE MEMBERS PRESENT

Jeff Saxe, Chair
Mike DeLoose, Vice-Chair
Bob McDowell
John Morrissey
Phil Poole
Mike Thompson, Sr.
Tony Wiley
Susan Yantis

COUNTY STAFF PRESENT

Marlae Schnare, *Supervisor Pat Herrity's Office*
Kelly Atkinson, *Planning & Zoning*

APPLICATIONS PRESENTED

The Jefferson at Centerpointe

RZ 2018-SP-001; Planning Commission public hearing scheduled for 5/17/18
Applicant: JAG Development Company, LLC
Presenter: Elizabeth Baker, Walsh Colucci

Elizabeth Baker, Walsh Colucci, presented the JAG Development Company's proposal for 92 for-sale "two-over-two," or "stacked" townhomes – 50 feet in height and four stories -- on 3.93 acres of land at the intersection of Legato Road and Legato Road, west of the Fair Oaks Mall. The property is currently developed with a church constructed in 1962. The applicants proposes to rezone the property to the PDH-20 Planned Development Housing District in keeping with the recently adopted amendments to the Comprehensive Plan for the Fairfax Center Suburban Center Core.

The applicant is proposing an urban-style format. Front doors face streets or open space areas. Private outdoor space may be provided in balconies on roof-top terraces. The applicant is proposing to exceed the current parking requirements, providing 208 spaces and an additional eleven spaces along Legato Road for the public.

Kelly Atkinson, of the County's Planning & Zoning staff, noted that the outstanding issue surrounded the fire marshal turn-arounds, the neighbors' trees, landscaping modification request, and the Ragan Oaks' outlet.

Questions and concerns from the Committee and the public that were present surrounded the issues of the applicant's request for a modification of the waiver for landscaping between the subject property and the adjacent townhome community and the issue of sufficient parking spaces for the residents and guests.

Dave Bishop, spokesman for the neighboring Centerpointe townhomes, argued that during the recent process in which the Comprehensive Plan was amended to include the change which would allow the subject rezoning, their community believed that the language for “enhanced buffering and landscaping” would minimize or less the visual impact of the buildings on their community. Mr. Bishop believes that the applicant’s request for a waiver to that standard should not be provided and that standard or a 25-foot screening should be asked of the applicant.

County staff noted that the county’s arborist and the applicant’s arborist will continue to work on this issue and will, within the next three weeks, make a decision about the request for a waiver.

Many Committee members and the public that were present believed that the parking spaces will not meet the demand for parking. The Centerpointe townhomes, which have more spaces, already have a problem with resident and visitor parking and are currently using the church’s property for overflow. Resident vehicles that park in spaces for the Fair Oaks Mall are towed.

Because of these outstanding issues, the Committee decided to defer a decision on this case until Thursday, April 19 at 7:00 pm.